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**MEMORANDUM**

DATE: October 19, 2011

TO: Brandon Perkins, Task Monitor, EPA, Region 10, Seattle, WA

FROM: Linda Costello, START-3 Project Leader, E & E, Seattle, WA

SUBJ: Site Recommendations  
Fourth Avenue and Gambell Parking Lot

REF: Contract No. EP-S7-06-02  
Technical Direction Document No. 11-04-0001

Cc: Derek Pulvino, START-3 Project Manager, E & E, Seattle, WA

This recommendations memorandum has been developed for the Fourth Avenue and Gambell Parking Lot which is located in Anchorage, Alaska, as part of a Preliminary Assessment (PA). The site is the historic location of C and K Cleaners, a suspected retail dry cleaner and NC Tire Center, a vehicle service business. C and K Cleaners was documented onsite from 1968 to 1970, with NC Tire Center apparently operating onsite from 1976 to 1978. The property is currently used as a gravel-surfaced parking lot, with development limited to a cellular communications tower located on the southeast corner of the site.

Sources of hazardous substance at the site include tetrachloroethylene (PCE) and trichloroethylene (TCE) contaminated soil documented across approximately 80,830-square-feet of land; an approximately 10,380-square foot subset of this contaminated area is located less than 2 feet beneath the ground surface. PCE and TCE have been identified in samples of ambient air collected on the northern adjacent residential parcels, at locations that overlie the contaminated soil. PCE, TCE, and vinyl chloride (VC) have been detected in ground water co-located with and/or extending more than 1,300-feet from the contaminated soil. Other sources at the site include four buried drums, and two "log cribs" that appear to have served as infiltration galleries.

Based on the findings presented in the Fourth Avenue and Gambell Parking Lot PA Report and the accompanying Hazard Ranking System score, further action under the Comprehensive Environmental Response, Compensation, and Liability Act or other authorities is recommended at this site in the form of a Site Inspection or Integrated Assessment. The site characteristics that make it potentially eligible for a removal action are:



- Potential exposure of residents and workers to airborne concentrations of PCE and TCE; and
- Potential exposure of resident and nearby populations to PCE and TCE reported at the ground surface; the PCE concentration at one sample point was in excess of the cancer risk screening level (12 ppm).

If you have any questions regarding this memorandum, please call me at (206) 624-9537.